

Recorded: 7/11/2025 at 11:04:08.0 AM
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1816

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 18143 - CEDAR RAPIDS	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	104932130 IAIA FIXTURE
File with: Delaware, IA	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME A-1 Property Holdings LLC				
OR				
1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 280 50th Ave SW		CITY Cedar Rapids	STATE IA	POSTAL CODE 52404
				COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME A-1 Mobile Storage Service, LLC				
OR				
2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS 280 50th Ave SW		CITY Cedar Rapids	STATE IA	POSTAL CODE 52404
				COUNTRY USA

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME MRC 58, LLC				
OR				
3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1220 NE Station Xing, Suite 210		CITY Grimes	STATE IA	POSTAL CODE 50111
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
See Exhibit A and B

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

6b. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer

☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

104932130

Bank Expense

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

A-1 Property Holdings LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut

☐ covers as-extracted collateral

☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

Lots Four (4) and Five (5) of SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in [See Exhibit for Real Estate]

17. MISCELLANEOUS: 104932130-IA-55 18143 - CEDAR RAPIDS BANK AN MRC 58, LLC

File with: Delaware, IA

Bank Expense

Debtor: A-1 Property Holdings LLC

Exhibit for Real Estate

16. Description of real estate: Continued

Book 2017, Page 3010, except Parcel 2021-151 Part of
Lot 4 of SW Industrial Park 5th Subdivision in the SE
1/4-SE 1/4 of Section 31, T89N, R5W of the Fifth P.M.,
City of Manchester, Delaware County, Iowa, according to
plate recorded in Book 2021, Page 4340



EXHIBIT A

(Collateral Description)
(Mortgage)

All of Debtors' right, title and interest in and to the following:

A. REAL ESTATE AND IMPROVEMENTS

A-1 Property Holdings LLC, an Iowa limited liability company's fee title interest in the real property legally described on Exhibit B attached hereto and hereby made a part hereof (the "Real Estate"), all mineral rights, hereditaments, easements and appurtenances thereto, and all improvements and structures now or hereafter located thereon, including, all of the buildings, structures and other improvements now standing or at any time hereafter constructed or placed upon the Real Estate (the "Improvements"); and A-1 Mobile Storage Service, LLC, an Iowa limited liability company's leasehold interest in the Real Estate and the Improvements pursuant to the Lease; and

B. FIXTURES AND PERSONAL PROPERTY

All fixtures, heating, plumbing and lighting apparatus, elevators and motors, engines and machinery, electrical equipment, incinerator apparatus, air conditioning apparatus, water and gas apparatus, pipes, water heaters, refrigerating plant and refrigerators, water softeners, carpets, carpeting, storm windows and doors, window screens, screen doors, storm sash, window shades or blinds, awnings, locks, fences, trees, shrubs, and all other furniture, fixtures, machinery, equipment, appliances and personal property of every kind and nature whatsoever now or hereafter owned by the Grantor and attached or affixed or located on or in or used or intended to be used in connection with the ownership, use, operation or maintenance of, the Real Estate and any improvements located thereon, including all extensions, additions, improvements, betterments, renewals and replacements of any of the foregoing (collectively the "Fixtures" and "Personal Property") now or hereafter located on, in or under the Real Estate and the Improvements, or usable in connection with the Real Estate or the Improvements, and which are owned by Grantor or in which Grantor has an interest, plus any repairs, replacements and betterments to or of any of the foregoing; and

C. LEASES AND RENTS

All rights of A-1 Property Holdings LLC, an Iowa limited liability company and A-1 Mobile Storage Service, LLC, an Iowa limited liability company (collectively, the "Grantor") with respect to tenants or occupants now or hereafter occupying any part of the Real Estate or the Improvements, all leases, all guaranties thereof, all licenses, and all rights in connection therewith, whether oral or written, including, without limitation, the Lease (as defined in the Loan Agreement) (collectively, the "Leases"), and all rents, income, royalties, revenues and payments, including prepayments and security deposits, payments in termination of Leases, payments for the rental or sale or use of rooms, for goods sold or leased, for food or beverage sold on or from the Real Estate and the Improvements, for any entertainment offered on the Real Estate and the Improvements, for services rendered, whether or not yet earned by performance, for the rental,

sale or use of any equipment, from vending machines, and all payments from any consumer credit/charge card organization, whether or not now existing or owed, or hereafter credited or owed (collectively the “Rents”), which are now or hereafter due or to be paid in connection with the Real Estate, the Improvements, the Fixtures or the Personal Property; and

D. GENERAL INTANGIBLES

All general intangibles of Grantor which relate to any of the Real Estate, the Improvements, the Fixtures, the Personal Property, the Leases or the Rents, including proceeds of insurance and condemnation or conveyance of the Real Estate and the Improvements, accounts, trade names, contract rights, accounts and bank accounts; and

E. OTHER PROPERTY

All feasibility studies, plans and specifications, soil tests, environmental reports, engineering reports, architect’s, engineer’s and construction contracts, licenses, permits, certificates and documents relating to the Real Estate, the Improvements, the Fixtures and the Personal Property.

F. AFTER ACQUIRED PROPERTY AND PROCEEDS

All property similar to the property herein described and conveyed which may be subsequently acquired by Grantor and used in connection with the Real Estate, the Improvements, the Fixtures, the Personal Property and other property; and all cash and noncash proceeds and products of all of the foregoing property.

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EXHIBIT B

(Legal Description)

Lots Four (4) and Five (5) of SW Industrial Park 5th Subdivision; A Subdivision of Lot 8, Southwest Industrial Park in the Southeast Quarter of the Southeast Quarter Section 31, and in the Southwest Quarter of the Southwest Quarter of Section 32 all in Township 89 North, Range 5 West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2017, Page 3010, except Parcel 2021-151 Part of Lot 4 of SW Industrial Park 5th Subdivision in the SE $\frac{1}{4}$ - SE $\frac{1}{4}$ of Section 31, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to plat recorded in Book 2021, Page 4340